



pearson ferrier
BLACK LABEL


Lovely Hall Broadhead Road
Edgworth, BL7 0BG
Offers Over £795,000

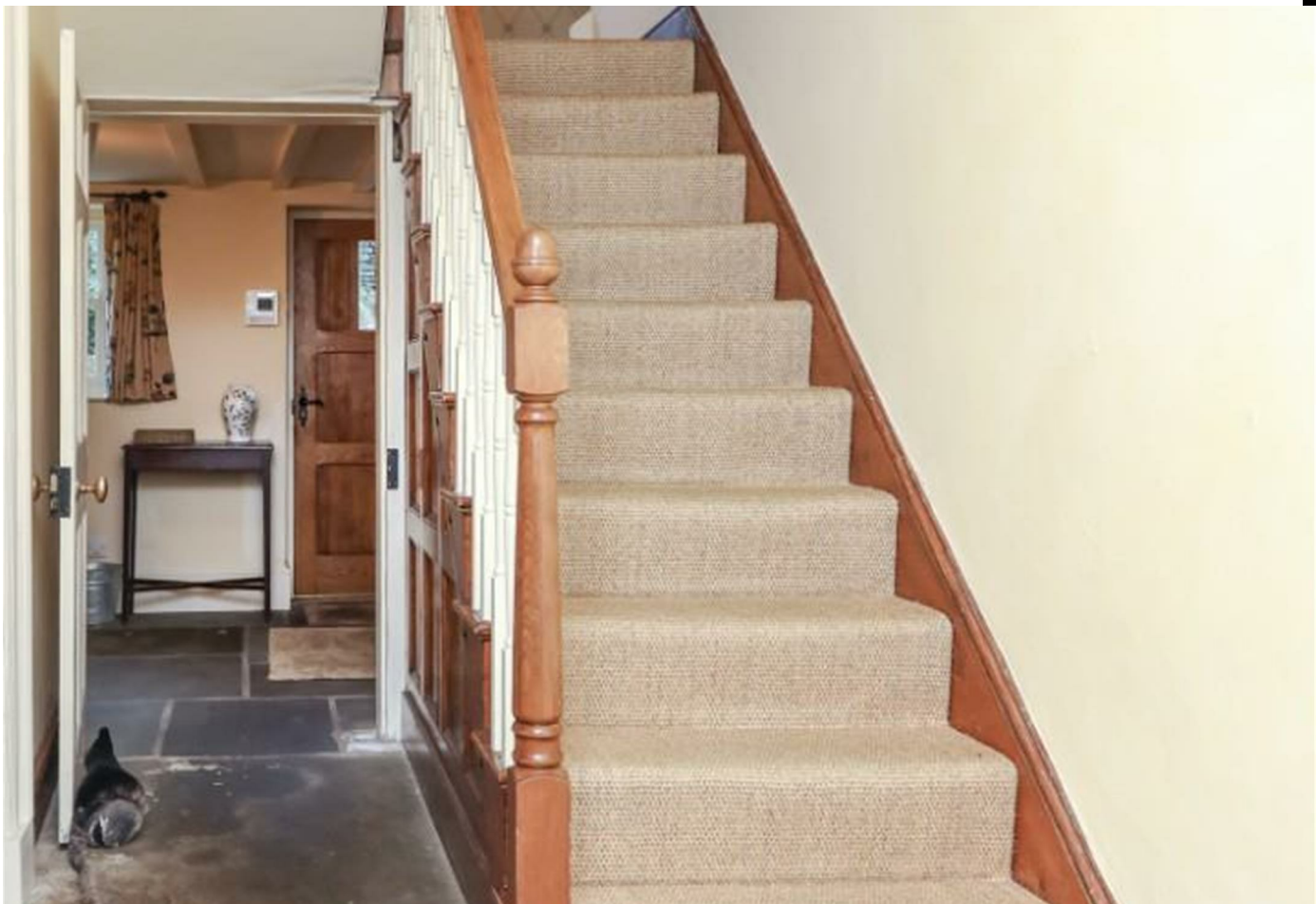
LOVELY HALL BROADHEAD

Lovely Hall, Edgworth is a beautifully presented and immaculately maintained, period farmhouse, located in the heart of this highly regarded village setting. Thought to date from the late 1700's this stunning family home set behind high stone walls and with a gated entrance is within walking distance to local shops and buses and extensive countryside walks around the neighbouring Wayoh and Entwistle reservoirs and nearby Holcombe Moor. Offered with no onward chain this residence has been superbly restored and maintained by the present owners with a sympathetic nod to the properties history with vertical sliding sash windows and shutters, stone flagged floors, real fires and a stylish finish throughout. The house is part double glazed, is warmed by gas fired central heating and briefly comprises; entrance hall with stone flagged flooring, living room with multi fuel fire, dining room with carved sandstone fire surround with gas stove, music room, farmhouse type kitchen with gas fired Aga, rear flagged hallway with boiler cupboard and access to a large wine cellar, inner hall with guests wc/cloaks, utility room and rear vestibule, first floor with split level landing, first floor right, main bedroom with dressing room and ensuite, bedroom, bathroom, loft bedroom, first floor left, open study area off the landing, two bedrooms, bathroom, additional loft room accessed through the bedroom. Outside the property is approached through remotely operated steel entrance gates with a sweeping cobble driveway leading to a large stone built detached garage. There are flower beds and gravelled patio areas to the front and stone flagged paths , patios and further raised beds and log store to the rear.

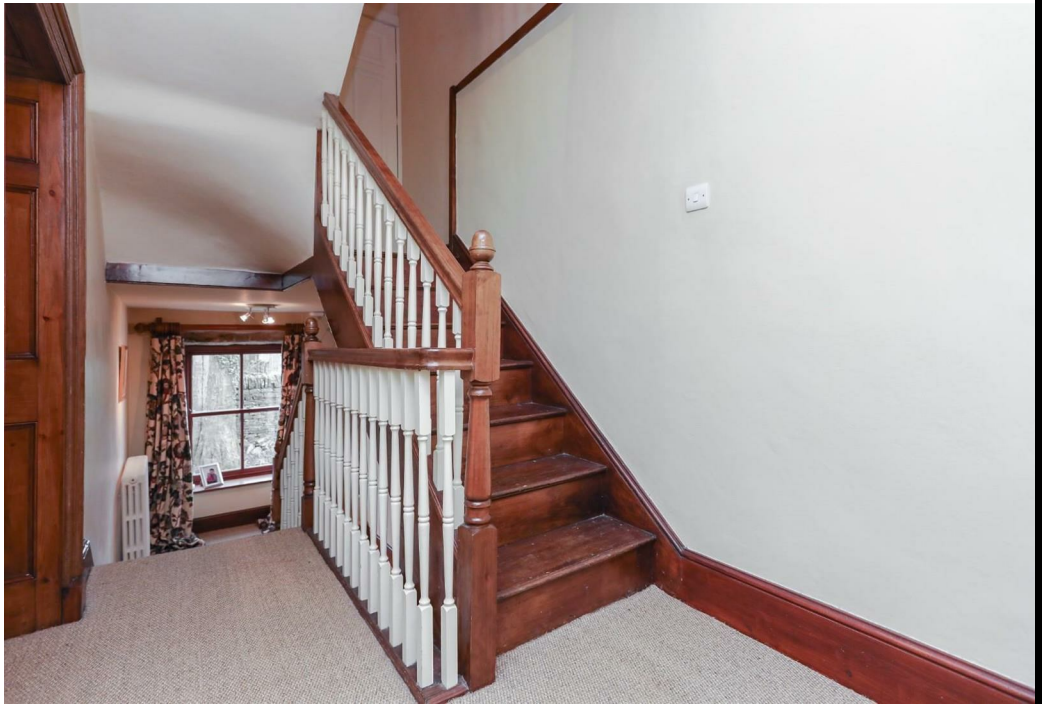


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	









Lovely Hall

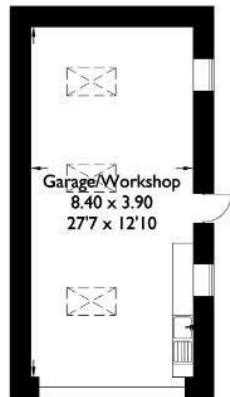
Approximate Gross Internal Area : 354.60 sq m / 3816.88 sq ft

Garage/Workshop : 32.76 sq m / 352.62 sq ft

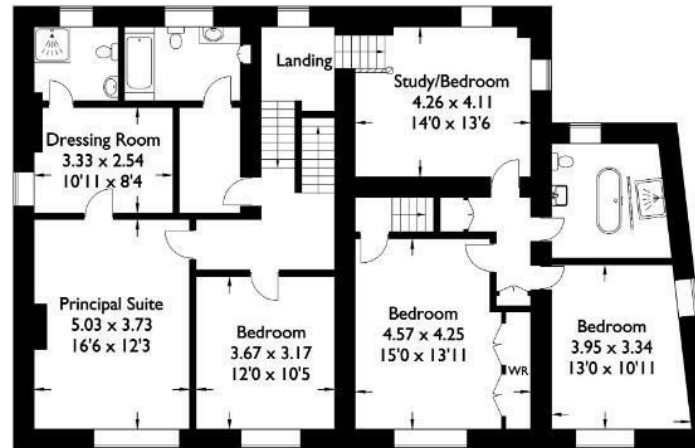
Total : 387.36 sq m / 4169.50 sq ft



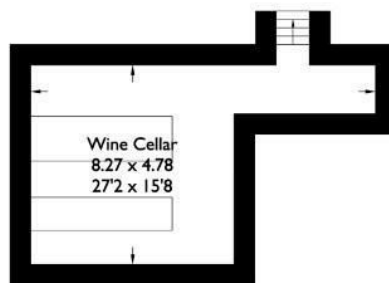
For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



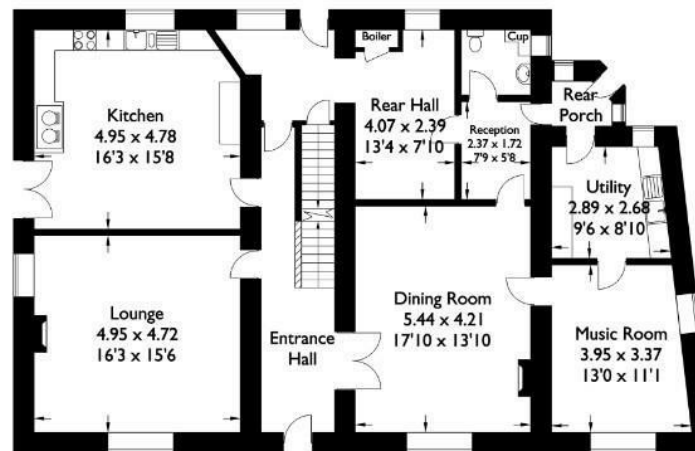
Garage/Workshop



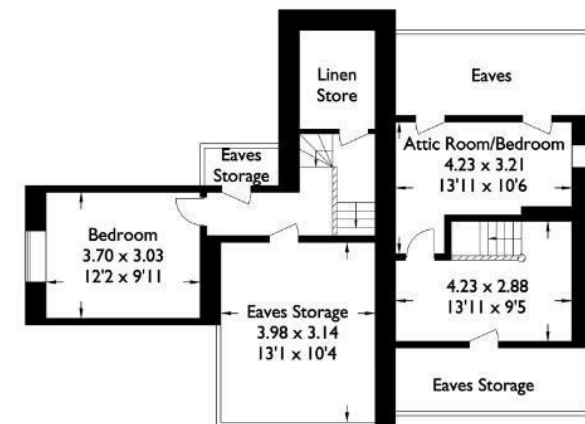
First Floor



Basement



Ground Floor



Second Floor



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